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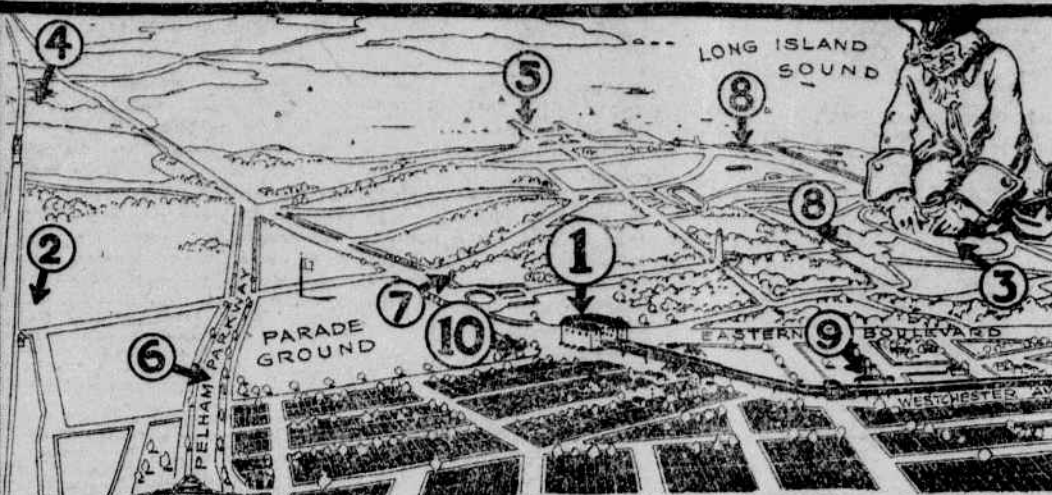
REAL ESTATE AT AUCTION.

FACTORIES FOR SALE OR RENT.

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REAL ESTATE—OUT OF CITY.

PELHAM BAY PARK Subway Terminal Lot Sale



BLACK PORTION ON MAP SHOWS PROPERTY TO BE SOLD

Buy in the heart of "New York's playground"

Father Knickerbocker is making Pelham Bay Park the great "Playground of New York." He is putting every outdoor sport that tired city-dwellers long for immediately adjoining these

600 Subway Terminal LOTS

Bounded by Westchester Ave., Bronx and Pelham Parkway and Parade Grounds.

Check on this birdseye map ten of the reasons, out of scores, why this property offers you the home-site of your dreams. Then go out and see for yourself why lots there, with every city advantage, on grade, are going to be in ever-increasing demand as New York continues its amazing growth NORTHWARD.

Where else can you find a home so close to the heart of the city, yet of every delight of country and seashore? Where else is a speedily profitable investment so absolutely assured? It takes no imagination to see that another opportunity like this CANNOT occur for many years.

SEIZE IT! Every lot will be sold at ABSOLUTE AUCTION SALE on SATURDAY, MAY 14, at noon, on the premises, rain or shine, under mammoth tent.

Come out via the Lexington Ave. Subway, 5th Ave. Let my representatives show you this tract. Judge for yourself its great future.

SEND FOR ILLUSTRATED BOOKMAP

TERMS 65% may remain on mortgage for one, two or three years at 5 1/2%

BRYAN L. KENNELLY, Inc.
(REAL ESTATE AUCTIONEER)
149 Broadway, N.Y.C. Tel. Cortlandt 1547

ABSOLUTE AUCTION
SAT. MAY 14
AT NOON

CITY REAL ESTATE.

F. & G. PLOMM, REAL ESTATE,
1333 Broadway, at 35th St.
Management of Business Properties a Specialty.

SPEAR & CO., COMMERCIAL PROPERTY,
440 Broadway, N.Y.C. 234-0027.

William G. MacLean, Inc.,
RENTING SPECIALISTS
420 6th Ave., Wk. 13347

CROSS & BROWN COMPANY,
Real Estate in all its branches
18 East 41st St. 407 Broadway.

FREDK & CO. REAL ESTATE,
207 Madison Ave., 2nd Floor, N.Y.C.

George B. Cora, Real Estate,
18 East 41st St., New York.

HARRY S. REALE, CO., INC., REAL ESTATE,
305 7th Ave., Vt. 2121.

JOHN M. THOMPSON, Real Estate
217 Broadway, Telephone 4294 2328

HENRY HOF 507 3d Ave., Tel. Murray
HID 5054-5474

MERCHANTS
Splendid opportunity to purchase 4 store place adjacent to Broadway, 1333 Broadway near 18th Street

Especially suited to Hosiery and Underwear concerns. Attractive price and terms.

Spotts & Starr, Inc.
Times Building, Tel. Bryant 4000.

GREAT HOUSE BARGAIN
Owner sacrifices beautiful house, brick, veranda, steam heat, electricity, five fixtures, parquet, tile bath, artistic decorations. Cash sale, \$12,000. Near subway and elevated. \$12,000 cash. \$75 monthly. Tax exemption \$1,425.

PHONE MIDWOOD 7288.
Homes and investment property, 1153 Bedford Ave., Bklyn.

FLATBUSH
Homes, 1221 Cortelyou Road, Geo. W. Egbert, Tel. 14 Flat.

FOR SALE
Brick Factory
40,000 Square Feet
Two 150 H. P. Boilers
LONG ISLAND CITY
BARGAIN PRICE—TERMS.

Bloodgood
Queensboro Place, Long Island City.

JAMAICA—22 ACRES
2,000 feet frontage on 3rd Highway, Boulevard.

JAMAICA BAY—24
Acreage, valuable Water Front.
Owner, Jos. Rohrer, 113 W. 42d St., N.Y.

TAX EXEMPT
Borough House, one family cottage at Richmond Hill Bldg., \$9,500.00. Fullerton St., L. to Greenwood Ave. station, Greenwood station. Tel. Richmond Hill 209-118-6005.

SHREVE-MERKAY CO.,
HOUSES & LOTS
316 Fulton St., Jamaica.

REAL ESTATE—OUT OF CITY.

New Jersey—Sale or Rent.

PRIVATE HOME FOR QUICK SALE, BARGAIN
House and grounds of New York business man moving to another city for permanent residence can be had at a remarkable bargain if taken at once. Property is of the suburban type, centrally located in one of the prettiest, healthiest, most convenient and pleasant strictly individual private home communities in New Jersey, near New York. Elevation over 800 ft., no mosquitoes. Dry, healthy climate. Fine commuting train service. Railroad station within 7 min. easy walk. Bathing and boating rights on chain of beautiful lakes run with the land. House in excellent condition, only two years old, fully equipped for immediate occupancy, has 7 large rooms, beautifully and newly decorated, and fine big bathroom. The grounds comprise a perfect lawn, vegetable and flower garden and many splendid shade trees. The area is about two-thirds of an acre. Only \$3,500 needed to secure title and right to occupy. The balance of \$7,500 can be arranged on very easy term mortgages. An opportunity worthy of investigation. Place cannot be duplicated for \$14,500 to \$15,000. Details from GEO. C. BLACKWELL, Sherman Sq. Hotel, 71st St. and Broadway, New York City. Tel. 8400 Columbus.

THE BEST IN LAKEWOOD
ESTATES, COTTAGES, COUNTRY HOMES
SMOCK AGENCY INC.
124 2nd St. LAKEWOOD, N.J.

ELBERON, N. J.
Choice furnished cottage; four baths; all modern improvements; beautiful grounds; garage, lawn, and ocean view. Elevation 1000 ft. by appointment, J. A. STRATTON, Agent.

MONTCLAIR NEW YORK'S LEADING SUBURB. CONSULT
F. M. CRAWLEY & BROS.
R. E. Brokers, opp. Lackawanna Terminal, Englewood and Victory—Real Estate, H. WEATHERS & CO., Englewood, N. J. H. H. MOORE

SUMMER HOMES FOR RENT
SPRING LAKE BEACH, N. J.
Long Island—Sale or Rent.

AN ACRE ON THE WATER
with an excellent 8 room house, bath, electric light, 2 car garage, shade and fruit trees, steam heat, electricity, five fixtures, owner has put price to \$7,500 for quick sale. We guarantee this one of the best bargains on the North Shore. Full particulars mailed.

DANIEL M. GERARD, 1219 BWAY, N.Y.

NORTH SHORE
Best Properties for Sale and Lease.
WHEATLEY HILLS
REAL ESTATE CORPORATION
50 Liberty St., N.Y. Cort. 4657.

OLD GARDEN CITY.
Fully Improved Restricted Building Plan. Size 40x100 and up. Terms Reasonable. The Garden City Company, Garden City, L. I.

ASK MR. HALLERAN, FLEMING L. I.
GREAT NECK, L. I. W. Jacobus.

FOX REALTY COMPANY,
31 EAST 43d ST., N.Y.

LIVE AT McTULLAN & Co. Inc.
HERE SINCE 1878

20 ACRE ESTATE
BETWEEN RYE AND WHITE PLAINS.
Colonial dwelling of 12 rooms, 4 baths, all improvements, central location, out-door swimming, beautiful grounds, with shade trees, apple orchard, immediate possession; price reduced one-third.

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FOX REALTY COMPANY,
31 EAST 43d ST., N.Y.

To Base Ball Fans

Thousands of us "Fans" go to the ball game daily, and again, on Saturday afternoons, thinking of nothing else but baseball, the grand and wonderful American Sport.

BUT, if some of us would apply the same amount of energy and time, "fifty-fifty," to the ball games and to the FUTURE of ourselves and children, our family, our relatives and our friends, we would give a little more time to seizing the opportunities presented to us.

Just such AN OPPORTUNITY is the sale of 1,200 Long Island City Lots, only 18 minutes from 42d Street, which I am going to sell separately by instructions from FRANCIS KEY PENDLETON, Trustee, and the Farmers Loan and Trust Company, Executors.

"BUY A FEW LOTS" OF THE
1200 LONG ISLAND CITY LOTS
(To be sold separately)
Belonging to Estate of William G. Park, et al.

Absolute Trustee's Sale
At 1 o'clock, at Grand Ave., bet. 6th and 7th Aves., Long Island City.

Saturday, May 7th;
Rain or Shine in Mammoth Tent

80% @ 6% 10% on day of sale—10% in 30 days and balance 80% in Monthly Payments of 2%.

70% @ 6%—60% @ 5 1/2%—50% @ 5%
May remain on Mortgage

New York Title & Mortgage Co. Policies free to purchasers
Send for Patented String Map

67 Liberty Street, N. Y. C.
Telephone Cortlandt 0744

Write Name and Address, Tear Out and Mail at Once
JOSEPH P. DAY, Auctioneer
67 Liberty St., New York
I AM A BASEBALL FAN. I have read your ad. and have been thinking of it. Please send me, without obligation, full details of the Joseph P. Day plan "HOW TO HAVE YOUR LOTS COST YOU NOTHING," through Tax Exemption.

Name _____
Address _____
Send name and address of friends who may be interested.

VISIT PROPERTY TODAY
Take any Subway to Grand Central Station, transfer to Queensboro Subway (Astoria Line) to Grand Ave. Station, where my representative will meet you. Or by R. R. to Grand Ave. Station, where my representative will meet you. Or by Motor, from Queensboro Bridge, following left branch of Elevated Road to Grand Ave. Station, or 52d St. Ferry to Astoria and trolley to Grand Ave. and 24 Ave.

PENN TERMINAL BLDG.
SEVENTH AVE., 30TH TO 31ST ST.
17th FLOOR
20,000 Sq. Ft. Will divide.
OFFICES & STORES
MODERATE RENTALS.

CHARLES S. TANNER, REAL ESTATE,
3 Market Street, Poughkeepsie, N. Y. Tel. 481-W.

Small Farm—Reasonable Price
4 acres, half wooded, plenty of fruit, 6 rooms and bath, all improvements except heating system, \$2,500. Real bargain. Look it over. HAYES & KAHLBAUM, Tel. 113.

REAL ESTATE WANTED.
LIBERTY CORP., 115 BROADWAY, BUYS BARGAINS IN REAL ESTATE.

Overlooking City Hall Park
Unusually Desirable
OFFICE SPACE
Immediate Possession
IN UNITS OF 200 UP TO 2,200 SQUARE FEET

Exceptionally Light
Convenient to All Transit Centres

Stewart Building
(Modernized—Up to date)
250 BROADWAY
or
YOUR OWN BROKER

Above 14th St. to 20th St. (Inclusive), East River to North River.

Entire Floor
approximately 3,800 net sq. ft. in modern high-class building. Upper Forty's just off 5th Ave. Light manufacturing considered. Immediate Possession. \$7,500 per annum.

Douglas L. Elliman & Co.
15 EAST 40th STREET
Bet. 5th & Madison Ave. Plaza 9200.

40 x 140
ALL LIGHT LOFTS
Light, four sides, twenty windows; large freight elevator; electricity, steam heat; 2,000 to 25,000 sq. ft.; immediate possession. 207-209 East 40th St. 2754 Academy.

422-430 East 53d St.
About 8,750 sq. ft.; fireproof; electric power; live steam; light on three sides; cheap rent.

THEO. E. HERBERT, INC.
DESIRABLE STORE
21,000 sq. ft. with basement, 1000 Third Ave., near 90th St.

WOOD, DOLSON CO., Inc.
80th St. & 5th Ave. Phone Sch. 1100

THE WATSESSING
255 West 95th St.
8 Rooms, 2 Baths; \$2,400.

THE ANTLERS
603 West 111th St.
8 Rooms, 2 Baths; \$2,300.

VERA
305 West 97th St.
6 Rooms and Bath.

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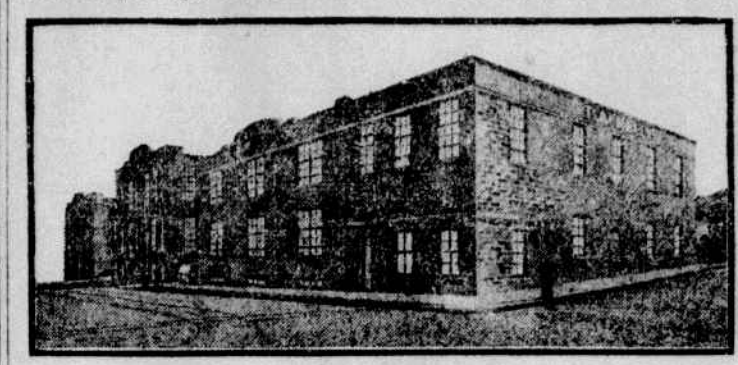
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FACTORIES FOR SALE OR RENT.

Its location as a manufacturing place is enhanced by facilities for prompt motor truck deliveries to the metropolis.



Heavily Constructed 3-Unit Factory with private switchtrack from Erie R. R. 95,000 sq. ft. brick, mill, sprinklered, steam heat, elevators. For sale or lease.

Louis Schlesinger Inc.
The Largest Factory Broker in the World
TIMES BUILDING NEW YORK TELEPHONE BRYANT 6192

BUSINESS PLACES TO LET.
Above 14th St. to 20th St. (Inclusive), East River to North River.

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Above 14th St. to 20th St. (Inclusive), East River to North River.

Broker's Uptown Office
Including Board Room
BEST LOCATION ON FIFTH AVENUE

Offices comprise Customers' Room with New York Stock quotation board, order room, etc., and connecting private offices. It is in the heart of the hotel, shopping and mid-town business district. It is handsomely appointed and can be sub-leased at a very moderate figure. Address inquiries to "BROKER," care of Metropolitan Advt. Co., 120 Liberty St., New York.

APARTMENTS—UNFURNISHED.
Above 20th St.—5th Ave. to North River.

CITY REAL ESTATE.
Above 14th St. to 20th St. (Inclusive), East River to North River.

Three New Buildings
JUST COMPLETED
NOW LEASING
105th St. & Riverside Drive
4, 5 and 6 Rooms.

220 WEST 71ST ST.
Bet. Broadway and 2nd Ave.
3 and 4 Rooms.

584 West End Avenue
N. E. Corner 104th St.
6 and 7 Rooms
Reasonable Rentals.
These apartments have large rooms, closets and every modern improvement; reasonable rentals.

Other apartments for rent in our various buildings, modern in every way; immediate possession; see any time; price \$25.00. JOSEPH G. ABRAHAMSON, 46 W. 40th St., Tel. Murray 4001.

IMMEDIATE POSSESSION.
33rd St. to 40th St. (Inclusive), East River to North River.

YOUR OPPORTUNITY TO BUY.
62 East 50th St.—18 ft., four story.
62 Lexington Ave.—18 ft., four story.
34 East 77th St.—10-12 ft., four story.
34 East 104th St.—10-12 ft., five story building.
34 West 111th St.—10-12 ft., three story.
PLEASE CALL: 150 Broadway.

IMMEDIATE POSSESSION.
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